

1987

-WARRANTY DEED-

K. 35909

MODESTO W. JIMINEZ, JR., Grantor, conveys and warrants to HAROLD E. PRUITT and VIRGINIA A. PRUITT, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein, to-wit:

Lot 2 in Block 1, TRACT NO. 1016, GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof executed by Howard J. Masters and Bernice E. Masters, husband and wife, to State of Oregon, represented and acting by the Director of Veterans' Affairs, dated March 10, 1980, recorded March 11, 1980 in Volume M-80 page 4618, Mortgage records of Klamath County, Oregon, to secure the payment of a promissory note dated March 10, 1980, in the amount of \$50,000.00, which Mortgage Grantees herein assume and agree to pay according to the terms thereof.

SUBJECT TO AND EXCEPTING:

(1) Right of way for pole line, given by J. W. Whiteline to The California Oregon Power Company dated September 9, 1946, recorded October 26, 1946, in Vol. 197, page 413, Deed records of Klamath County, Oregon; (2) Easement, including the terms and provisions thereof, given by J. W. Whiteline to R. P. Breitenstein, et ux., dated March 31, 1950, recorded March 31, 1950 in Vol. 237, page 641, Deed Records of Klamath County, Oregon; (3) Rules, regulations, levies, assessments and easements of Green Acres Improvement District; (4) Reservations and restriction in the Dedication of Green Acres; (5) Dedication of Restrictive Covenants for Green Acres; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Sixty Six Thousand and No/100ths (\$66,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantees at: 5419 Primrose Ln, K Falls

Return to Buyer at above address
DATED this 12 day of Jan, 1983.
Modesto W. Jimenez Jr.

STATE OF OREGON)
) ss. Jan 12, 1983.
County of Klamath)

Personally appeared the above-named MODESTO W. JIMINEZ, JR., and acknowledged the foregoing instrument to be his voluntary act. Before me:

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

William P. Brandsness
Notary Public for Oregon
My Commission expires 5-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the

12 day of Jan A.D., 19 83 at 11:04 o'clock A M., and duly recorded in

Vol. M83, of Deeds on page 568.

EVELYN DIEHN
COUNTY CLERK

Fee \$ 4.00

By deputy